

COPY



3330 Cameron Park Drive, Ste 550  
Cameron Park, California 95682  
(530) 676-6004 ~ Fax: (530) 676-6005

September 26, 2008  
Project No. E11117-09

Ms. Tiffany McClendon  
Property Manager  
Eastmont Town Center  
7200 Bancroft Avenue, Suite One  
Oakland, California 94605

Re: Remediation System Installation  
Former BP Service Station No. 11117  
7210 Bancroft Avenue  
Oakland, California

Dear Ms. McClendon:

Stratus Environmental, Inc. (Stratus), has prepared this letter, on behalf of Atlantic Richfield Company (ARCO – a BP affiliated company) regarding the construction and installation of a remediation system at Former BP Service Station No. 11117, located at 7210 Bancroft Avenue, Oakland (the site), California. Based on our discussions (September 16, 2008), this letter provides a summary of site background and logistics associated with the construction of the remediation system.

The subject site is an active 76-branded gasoline retail service station location at the north corner of Bancroft Avenue and 73<sup>rd</sup> Avenue in Oakland, California. BP acquired and operated the facility between 1989 and 1994, and then transferred the property to TOSCO Marketing Company (TOSCO). Environmental activities associated with the subject site are currently overseen by Alameda County Health Care Services Agency (ACHCSA).

Based on the data collected during site assessment activities, feasibility studies, and the quarterly groundwater monitoring events, ACHCSA has concurred with ARCO to install a dual phase extraction (DPE) system in conjunction with a groundwater treatment system (GTS) to mitigate the subsurface petroleum hydrocarbon impact at the site. Subsequent to ACHCSA's approval, Stratus has developed design drawings to facilitate the construction and installation of the remediation system. Stratus is currently in the process of submitting the design plans to the City of Oakland to procure building permits for the construction and installation of the remediation system.

RECEIVED

OCT 1 2008

ENVIRONMENTAL HEALTH SERVICES

In an e-mail correspondence (dated September 12, 2008, Appendix A), Pacific Gas & Electric Company (PG&E) indicated that the electrical service for the remediation system would be provided from a transformer (T5646) that is located behind the AutoZone building. Hence, Stratus (or a Stratus retained contractor) is required to trench and install a subgrade electrical conduit from the proposed remediation compound location to the transformer located behind the AutoZone building. In the same correspondence, PG&E also requested that Stratus provide a letter from the property management of Eastmont Mall authorizing Stratus to install the electrical line. Details associated with the electrical trenching and its route are presented in Figure 1. Stratus requests that the property management of Eastmont Mall issue a letter authorizing Stratus to install the electrical line between the transformer behind AutoZone and the remediation system.

Given the existing features at the current gasoline service station, Stratus requests to utilize parking spots located in the vicinity of the southwest corner (along Bancroft Avenue) of the property (see Figure 1) as a "staging area" for the storage container and for stockpiling soil. Stratus and its contractors will take adequate measures to minimize the disturbance to businesses located on the subject property and also to the public visiting the businesses on the property.

The construction activity (for electrical trenching) is tentatively scheduled to begin on October 27, 2008, pending approval from all the pertinent agencies and property management. Stratus anticipates the electrical trenching and backfilling activities will take approximately in five business days to be completed. Stratus requests authorization to utilize the parking spaces as a "staging area" for approximately two to three weeks.

If you have any questions, please contact Mr. Kiran Nagaraju at (530) 676-6007.

Sincerely,

STRATUS ENVIRONMENTAL, INC.

Sonia Nandi  
for

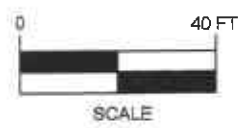
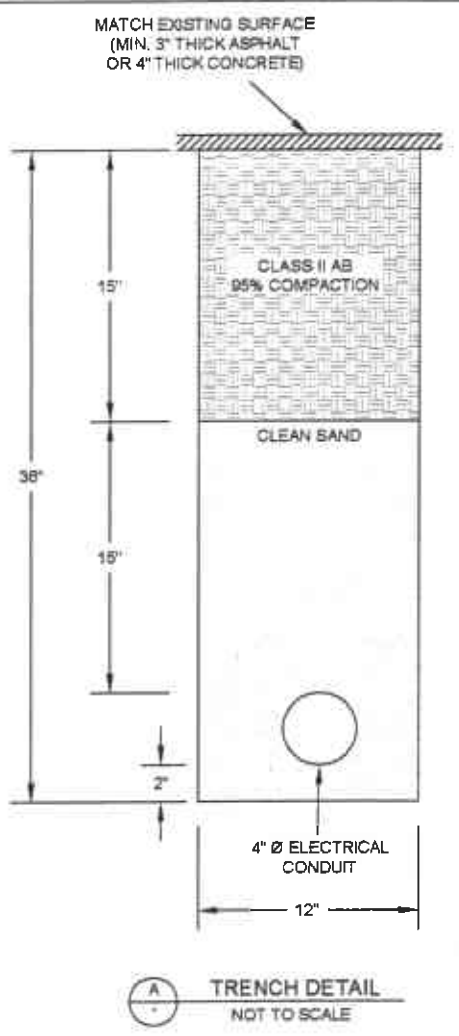
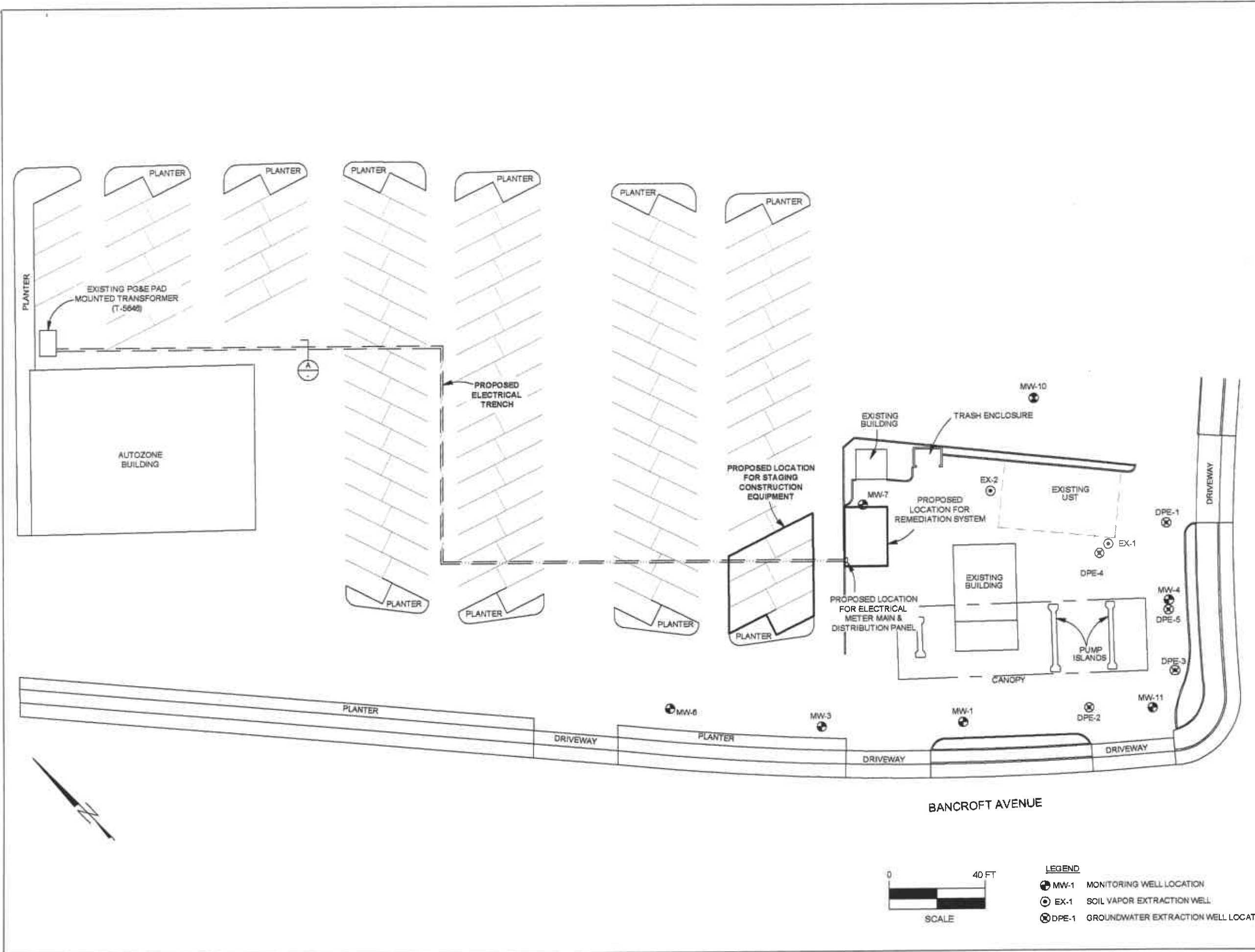
Kiran Nagaraju  
Staff Engineer

  
Jay R. Johnson, P.G.  
Project Manager



Attachments Figure 1 Site Plan – Proposed Electrical Trench & Equipment  
Staging Details  
Appendix A PG&E E-Mail Correspondence

cc: Mr. Paul Supple, BP-ARCO (via electronic upload to Enfos only)  
Mr. Paresh Khatri, Alameda County Health Care Services Agency  
Mr. Rob Miller, Broadbent and Associates, Inc. (via electronic upload to Enfos only)



- LEGEND**
- MW-1 MONITORING WELL LOCATION
  - ⊙ EX-1 SOIL VAPOR EXTRACTION WELL
  - ⊗ DPE-1 GROUNDWATER EXTRACTION WELL LOCATION

PREPARED BY: K. NAGARAJU	REVIEWED BY: G. KOWITHA	
DATE: 9/25/08	DATE:	
<b>FIGURE 1</b> SITE PLAN - PROPOSED ELECTRICAL TRENCH & EQUIPMENT STAGING DETAILS FORMER BP SERVICE STATION NO. 11117 7210 BANCROFT AVENUE OAKLAND, CALIFORNIA		
PROJECT NUMBER: E11117	FILE NAME: BP 11117	DRAWING NO: C-1-C

**APPENDIX A**

**PG&E E-Mail Correspondence**

## Kiran Nagaraju

---

**From:** Ertman, Ken [KXE4@PGE.COM]  
**Sent:** Friday, September 12, 2008 5:21 PM  
**To:** Kiran Nagaraju  
**Subject:** RE: 7210 Bancroft Avenue, Oakland

Kiran,

Per our discussion this morning, please provide PG&E with a letter from the Property Manager of Eastmont Mall, in Oakland, addressed to both PG&E and Stratus Environmental, stating that the Property Manager concurs with PG&E's plan to provide Stratus with temporary power for the purpose of remediating the ground below the existing gasoline filling station at the corner of 73rd and Bancroft in Oakland.

PG&E's plan to provide power to Stratus' remediation equipment is as follows, and a map of PG&E's electric equipment proposed to be used is attached to this email:

PG&E plans to use the Auto Zone transformer, which has number T-5646 stenciled on the front door of the transformer, to provide Stratus with temporary power for less than one year. There are two conduits exiting the transformer, one that serves Autozone and another that is a spare conduit. The plan is to have Stratus prospect about 10 to 20 feet from the transformer in a Southeast direction until they uncover the 2 conduits. PG&E will then aid Stratus to identify which conduit is the spare conduit. Once identified, Stratus will then set an electrical box over the spare conduit, cut into the spare to allow for a junction to feed a meter pedestal. PG&E will then run UG cable from the transformer to this newly established box and then run another cable to the meter pedestal, where PG&E's temporary service cable will terminate. Stratus will trench from their remediation equipment (near back of gasoline station) back to the Northwest to run their conduit into the outlet side of the meter pedestal. Stratus will then run their service cable from the remediation equipment to the meter pedestal. PG&E will then make final energized connections in the recently installed UG electrical box to energize the electric meter jaws. PG&E will then set a 3 phase self contained meter at 120/208V for Stratus' purpose of running their remediation equipment.

At the conclusion of Stratus' remediation efforts, PG&E will then disconnect the feed in the UG electrical box going to the meter panel and remove the electric meter. PG&E will then let Stratus know that they can take down the meter pedestal and abandon or remove the UG conduit from the meter panel to the remediation site. It may be necessary for Stratus to install barrier posts around the meter pedestal/panel to protect it from automobile damage related to parking or driving.

These are the PG&E requirements to bring Stratus power for their business needs. It should be noted that no other means for bringing power to Stratus exist as far as PG&E is concerned; this is because Stratus' needs 3 phase power, and the power at the gasoline station is only single phase power; which cannot run the remediation equipment. As I'm sure Stratus will mention, the City of Oakland is the driving force behind the urgency to get this gasoline station land cleaned up.

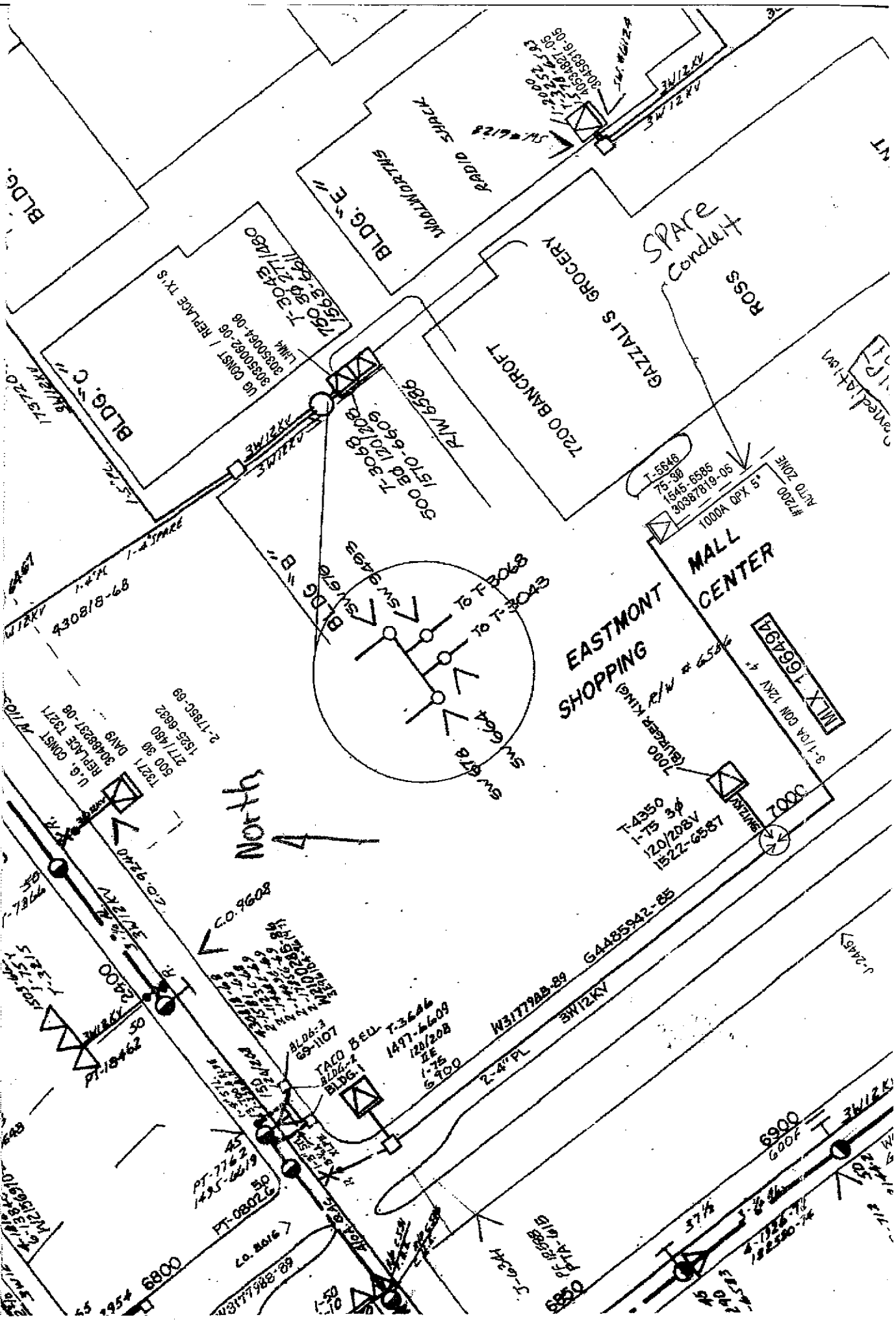
PG&E has already agreed to provide Stratus with 5 PSI Natural Gas at the corner of 73rd and Bancroft. This gas feed originates along 73rd, and the gas meter location will be in the planter area at the corner of 73rd and Bancroft. Barrier posts around the gas meter may be needed as well. Stratus will take the gas from the outlet side of the meter and run it along the gas station and around the corner up to the site of the remediation equipment.

Thank you very much,

Ken Ertman

SNBR  
PG&E Oakland Office  
4801 Oakport Street

9/25/2008



North

EASTMONT SHOPPING MALL CENTER  
1-5846  
75-90  
1545 6585  
30387819-06  
1000A QPX 5'  
#7200  
R40 ZONE

430818-68  
1-4 SPARE  
1-4  
1-2  
1-2

U.S. CONST. 7103  
REG. #CE 13071  
3048257-08  
DANS  
300 30  
271 480  
2-1789C-89  
1525-6882

TACO BELL 7-3666  
1497-6609  
120/208  
1E  
1-75  
6100

BLDG-3  
69-1107  
BLDG-2  
BLDG-1

GA485942-85  
W31779AB-89  
SW12KY  
2-4" PL

6800  
GOOF

6800  
PT-7162  
45  
1425-6619  
PT-0807C  
50  
CO. 2016  
88-3864118A

6800  
PT-7162  
45  
1425-6619  
PT-0807C  
50  
6800  
GOOF  
6800  
PT-7162  
45  
1425-6619  
PT-0807C  
50